



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31		OLD WINTER ST, LINCOLN

**OWNERSHIP**

Owner 1:	ATLAS STEPHEN D
Owner 2:	WILKERSON ROBIN E
Owner 3:	
Street 1:	31 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3405 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	181,000	7,900	1.900	648,300	837,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 371.51						/Parcel: 371.51	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	181,000	7900	1.9	648,300	837,200	837,200	Year End Roll	9/28/2017
2017	101	FV	172,800	7900	1.9	641,900	822,600	822,600	Year End Roll	9/29/2016
2016	101	FV	169,500	7900	1.9	623,500	800,900	800,900	Year End Roll	1/14/2016
2015	101	FV	162,900	7900	1.9	577,100	747,900	747,900	Year End	10/2/2014
2014	101	FV	161,200	7900	1.9	537,900	707,000	707,000	Year End Roll	1/23/2014
2013	101	FV	157,900	7900	1.93	522,800	688,600	688,600	Year End Roll	10/25/2012
2012	101	FV	157,800	7900	1.93	542,800	708,500	708,500	Year End	1/26/2012
2011	101	FV	162,800	7900	1.93	561,200	731,900	731,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BENJAMIN C. BRA	1008-115		1/15/1986		330000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/27/2004	3077	GREENHOU	30,000	C	5/21/2005			greenhouse w/stora
11/22/1999	1848	GREENHOU	25,000	C	5/30/2000			also shed 5/30/00

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	B MORGAN
5/21/2005	MEAS/EXT INS	615	D VELUTTI
5/19/2001	MEAS/EXT INS	614	S FOLEY
5/30/2000	MEAS/EXT INS	610	M FLYNN
10/14/1998	MEAS+INSPCTD	602	D TUCKER
2/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONV'NT NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1900
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	B
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
3	GARAGE	D	Y	1	22x25	A	AV	1910	36.00	T	60	101			7,900			7,900								
<table border="1" style="width:100%"> <tr> <td>More:</td> <td>N</td> <td>Total Yard Items:</td> <td>7,900</td> <td>Total Special Features:</td> <td></td> <td>Total:</td> <td>7,900</td> </tr> </table>																			More:	N	Total Yard Items:	7,900	Total Special Features:		Total:	7,900
More:	N	Total Yard Items:	7,900	Total Special Features:		Total:	7,900																			

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	34%
Functional:		
Economic:		
Special:		
Override:		
Total:		34%

**CALC SUMMARY**

Basic \$ / SQ:	89.00
Size Adj.:	1.01625252
Const Adj.:	1.00979996
Adj \$ / SQ:	91.333
Other Features:	40894
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	274271
Depreciation:	93252
Depreciated Total:	181019

**COMMENTS**

ORIG YR BUILT 1850 .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2		HB					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

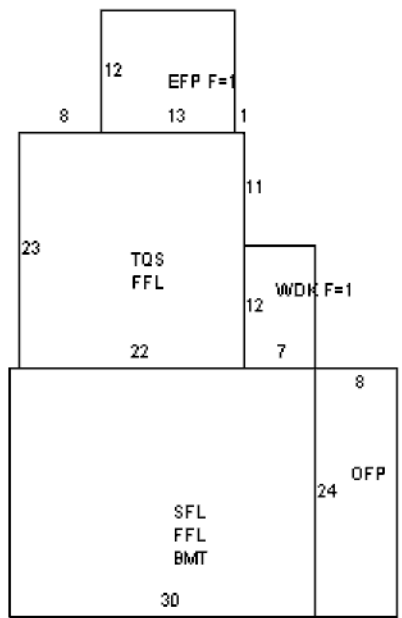
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 758968.1728
Juris. Factor:		Val/Su Fin:		80.30
Special Features:	0	Val/Su Net:		53.14
Final Total:	181000	Val/Su SzAd:		80.32

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,226	91.330	111,974
BMT	BASEMENT	720	22.830	16,440
SFL	2ND FLOOR	648	91.330	59,184
TQS	3/4 STORY	380	91.330	34,661
OFP	OPEN PORCH	192	15.000	2,880
EFP	ENCL PORCH	156	36.000	5,616
WDK	WOOD DECK	84	31.210	2,622
Net Sketched Area:		3,406	Total:	233,377
Size Ad	2253.5	Gross Area	3604	FinArea 2254

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

**IMAGE**



PARCEL ID 150 44 0